

# GENERAL NOTES:

MSD WATER MANAGEMENT #10162.

ALL WORK PERFORMED ON THIS PROJECT SHALL CONFORM TO THE KENTUCKY TRANSPORTATION CABINET'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION, UNLESS OTHERWISE SPECIFIED.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL FEDERAL, STATE AND LOCAL PERMITS NECESSARY TO PERFORM AND COMPLETE THE PROJECT AS SHOWN ON THESE PLANS.

CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ADDITIONAL INFORMATION STAKING THE PROJECT'S LINES AND GRADES AS SHOWN ON THESE PLANS WILL BE PROVIDED UPON REQUEST.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE UTILITY COMPANIES SUCH THAT ACCESS TO WORK AREAS OR SCHEDULE CONFLICTS DO NOT INTERRUPT OR DELAY THE PROJECT'S SCHEDULE.

THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION AND TO COORDINATE ALL CONNECTIONS WITH UTILITY COMPANIES.

THE SUBJECT PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THIS DETERMINATION WAS MADE BY PERSONAL REVIEW OF FLOOD MAP #2111100026 E.

ALL STORM SEWER PIPE SHALL BE A MINIMUM OF 12" DIAMETER.

ALL CULVERTS UNDER PAVING HAVING LESS THAN 12" COVER SHALL BE CONCRETE ENCASED.

RING ALL CATCH BASINS WITH STONE BAGS DURING GRADING OPERATIONS.

ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE METROPOLITAN SEWER DISTRICT'S STANDARD SPECIFICATIONS.

DENSE-GRADED AGGREGATE BASE SHALL BE COMPACTED IN SEPARATE LAYERS.

FOR ASPHALT PARKING LOTS, CONTRACTOR SHALL RECEIVE APPROVAL FOR JOB MIX FORMULA.

ALL SUBGRADES SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR. THE UPPER 12" OF FILL BENEATH PAVEMENTS SHALL BE COMPACTED TO 100% MOISTURE CONTENT SHALL BE WITHIN +3% TO -1% OF OPTIMUM.

TACK COAT SHALL BE APPLIED AT THE RATE OF 0.1 GALS. PER SQ. YARD WITH INSTALLATION OF SURFACE ASPHALT WHEN FINAL PAVING HAS BEEN DELAYED FROM THE BINDER INSTALLATION.

THE CONTRACTOR SHALL SLOPE ALL FINISH GRADES TO PROVIDE POSITIVE DRAINAGE. FLAT AND PONDING AREAS WILL NOT BE ACCEPTABLE.

THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND MAXIMUM SHALL BE 10%.

DIMENSIONS SHOWN HEREON ARE FROM THE FACE OF CURBS OR WALLS UNLESS SHOWN OTHERWISE.

SIDEWALKS SHALL BE A MINIMUM 5" THICK WITH 6" X 6" W.W.F. ON A 4" D.G.A. BASE. SIDEWALKS AT DRIVEWAYS SHALL HAVE A MINIMUM THICKNESS OF 6". A FINE BROOM FINISH SHALL BE PROVIDED WITH CONTROL JOINTS SPACED AT 5' INTERVALS AND EXPANSION JOINTS AT 25' INTERVALS, AT ALL BENDS AND WHERE ABUTTING RIGID STRUCTURES.

THE CONTRACTOR SHALL PROVIDE A COMPACTED DEPTH OF 6" TOPSOIL OVER ALL PERVIOUS AREAS ON THE PROJECT.

SANITARY SEWER SERVICE IS AVAILABLE THROUGH MSD REC. NO. 0001-47-1 AND IS TREATED AT THE MORRIS FORMAN WASTEWATER TREATMENT PLANT, SUBJECT TO ALL APPLICABLE FEES.

ALL HANDICAP RAMPS TO COMPLY WITH ADA REQUIREMENTS.

ALL OUTDOOR LIGHTING SHALL BE DIRECTED DOWN AND AWAY FROM ANY RESIDENTIAL PROPERTIES.

ALL SIGNAGE SHALL COMPLY WITH LDC CHAPTER 8, SIGN REGULATIONS.

ALL SERVICE STRUCTURES, INCLUDING DUMPSTERS SHALL BE SCREENED IN ACCORDANCE WITH LDC CHAPTER 10.

AN ENCROACHMENT BOND AND PERMIT FROM METRO PUBLIC WORKS WILL BE REQUIRED FOR WORK WITHIN THE RIGHT-OF-WAY OF EAST MARKET STREET AND SOUTH CAMPBELL STREET.

DISCHARGE FROM ROOF DOWNSPOUTS TO BE ADDRESSED DURING CONSTRUCTION DRAWING REVIEW.

ACCESS EASEMENT FOR FUTURE CONNECTION TO ADJACENT PROPERTY AT SUCH A TIME AS THE ADJACENT PROPERTY IS PROPOSED FOR RE-DEVELOPMENT REQUIRING PLANNING COMMISSION OR TRANSPORTATION APPROVAL. THE EXACT LOCATION OF THE VEHICULAR CONNECTION SHALL BE DETERMINED BY THE PLANNING COMMISSION OR TRANSPORTATION REVIEW WITH INPUT FROM THE AFFECTED PROPERTY OWNERS DURING THE PRELIMINARY PLANNING STAGE OF THE RE-DEVELOPMENT OF THE ADJACENT PROPERTY. THE APPLICANT SHALL BE REQUIRED TO CONSTRUCT ALL PORTIONS OF THE VEHICULAR CONNECTION AS SHOWN ON THIS PLAN PRIOR TO RE-DEVELOPMENT OF THE ADJACENT SITE. THE APPLICANT WILL BE REQUIRED TO ENTER INTO A RECIPROCAL ACCESS AND CROSS-OVER AGREEMENT IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL PRIOR TO RE-DEVELOPMENT OF THE ADJACENT SITE. FAILURE OF THE APPLICANT TO COMPLY WITH THESE REQUIREMENTS SHALL RESULT IN THE DEVELOPMENT BEING OUT OF COMPLIANCE WITH THE APPROVED PLAN, AND THEREFORE SUBJECT TO APPROPRIATE ENFORCEMENT ACTION.

## TREE PRESERVATION NOTE:

CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE TO BE PERMITTED WITHIN THESE PROTECTED AREAS.

## EROSION PREVENTION and SEDIMENT CONTROL:

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS. DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02. WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED. SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

## INCREASE IN IMPERVIOUS AREA

PREDEVELOPED IMPERVIOUS AREA = 12,500 SQ. FT.  
DEVELOPED IMPERVIOUS AREA = 11,668 SQ. FT.  
INCREASE IN IMPERVIOUS AREA = -832 SQ. FT.

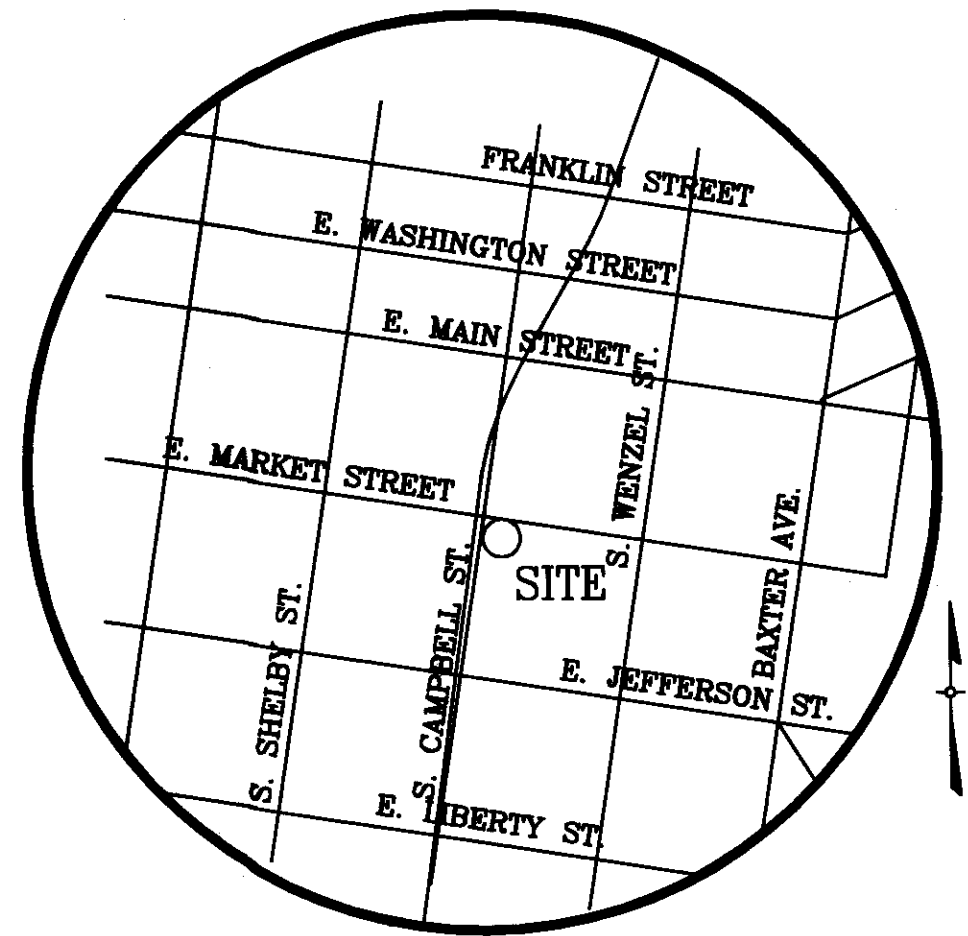
## UTILITY PROTECTION NOTE:

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER KENTUCKY 811 (TOLL FREE PHONE NO. 1-800-752-6007, OR LOCAL 1-502-266-5123) FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS AND WATER LINES). WHEN CONTACTING THE KENTUCKY 811 CALL CENTER PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

## PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *[Signature]*  
DATE: 01/20/10  
LOUISVILLE/JEFFERSON COUNTY  
METRO PUBLIC WORKS



LOCATION MAP  
N.T.S.

## SITE DATA CHART:

EXISTING ZONE.....	EZ-1
EXISTING FORM DISTRICT.....	TRADITIONAL MARKETPLACE CORRIDOR
EXISTING USE.....	VACANT BUILDING
PROPOSED USE.....	RESTAURANT/RETAIL
PROPERTY AREA.....	0.287 ACRES (12,500 S.F.)
BUILDING AREA.....	1ST FLOOR 2,340 SF (LIQUOR STORE) 3,764 SF (RESTAURANT) 2ND FLOOR 1,707 S.F. (OFFICE AND ART STORE) 750 S.F. (ROOF/TERRACE RESTAURANT SEATING)
F.A.R.....	7,811/12,500 = 0.625
REQUIRED PARKING.....	27 MINIMUM REQUIRED LIQUOR & RESTAURANT (1 PER 250 S.F.)= 27 SPACES OFFICE & ART STORE (1 PER 500 SF)= 3 SPACES T.A.R.C. REDUCTION = -3 SPACES 63 MAXIMUM ALLOWED LIQUOR (1 PER 150 S.F.)= 16 SPACES RESTAURANT (1 PER 125 SF)= 36 SPACES OFFICE AND ART STORE (1 PER 150 SF)= 11 SPACES
PROVIDED PARKING.....	13 SPACES 8 ON-SITE PARKING SPACES 5 ON-STREET PARKING SPACES 14 SPACES REQUESTED
PROPOSED PARKING WAIVER.....	4,668 SF
PROPOSED U.I.A.....	0% IF UNDER 6,000 S.F.
PROVIDED U.I.A.....	0 SF
REQUIRED TREE CANOPY.....	10% (1,250 S.F.) TO BE MET ON-SITE OR WITH STREET TREES ALONG CAMPBELL STREET. METRO PUBLIC WORKS APPROVAL REQUIRED.

APPROVED: *[Signature]*  
LOUISVILLE METRO PLANNING  
COMMISSION

DATE: *[Signature]*  
BY: *[Signature]*

## LEGEND

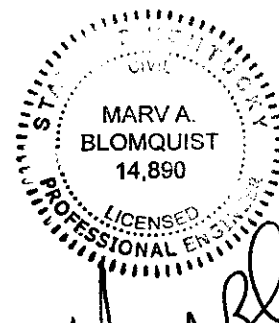
○ IP	1/2" DIAMETER STEEL REINFORCING BAR WITH ORANGE PLASTIC CAP STAMPED "M 2852" SET	— GM	GAS MAIN
○ PKF	PARKER-KALON NAIL WITH BRASS WASHER STAMPED "2852", SET PREVIOUS SURVEY	●	EXISTING POLE
⊗	LIGHT POLE	⊗	POLE ANCHOR
○	SANITARY/STORM MANHOLE	⊗	TREE/SHRUB
⊗	POWER POLE	— X	FENCE
⊗	FIRE HYDRANT	○	MONITORING WELL
—	GRAVITY SANITARY SEWER LINE / STORM SEWER	○	WATER METER
—	WATER LINE	—	BURIED TELEPHONE/FIBER OPTIC
⊗	WATER VALVE	—	GUARDRAIL
⊗	PHYSICALLY CHALLENGED PARKING SPACE	—	OVERHEAD UTILITY LINE
CD	CLEAN OUT	—	INTERIOR PROPERTY LINE
CLF	CHAIN LINK FENCE	○	CURB BOX INLET
GM	GAS METER	○	DROP BOX INLET
WM	WATER METER	⊕	TEMPORARY BENCHMARK
000	PROPOSED CONTOUR		
000	EXISTING CONTOUR		
—	EASEMENT		

## PRELIMINARY APPROVAL

Condition of Approval:

*[Signature]* 1/20/10  
Development Review Date

LOUISVILLE & JEFFERSON COUNTY  
METROPOLITAN SEWER DISTRICT



## DETAILED DISTRICT DEVELOPMENT PLAN FOR

### 900 E MARKET

PVA NO- 017E0070, 017E0071, 017E0072, 017E0075  
DEED BOOK 6088, PAGE 462  
900 E MARKET STREET  
LOUISVILLE, KY 40206  
ZONE: EZ-1

FORM DISTRICT: TRADITIONAL MARKETPLACE

OWNER/DEVELOPER:  
900 E MARKET DEVELOPMENT, LLC  
1343 TILE FACTORY LANE  
LOUISVILLE, KY 40213  
502.969.7534

NO.

C-1

BLOMQUIST DESIGN GROUP, LLC  
10529 TIMBERWOOD CIRCLE SUITE "D"  
LOUISVILLE, KENTUCKY 40223  
PHONE: 502.429.0105 FAX: 502.429.6861  
EMAIL: MARVBDG@AOL.COM

REVISIONS	SCALE:
	1" = 20'
	DRAWN: ENE
	CHECKED: MMB
	DATE: JAN. 12, 2010

